

**City of Zion
Tax Increment Financing Board of
Review**

**Bill Warren, Chairperson
Margie Taylor Chris Szymanski
Tom Handyside Marilyn Krieger
Juanita Winfrey Dave Miller**

Meeting Minutes

SPECIAL MEETING OF THE
TAX INCREMENT FINANCING BOARD OF REVIEW
Monday, February 3, 2014, 5:30pm
ZION CITY HALL

I. Call to Order

Chairman Warren called the meeting to order at 5:32pm

II. Attendance

Present: Tom Handyside, Marilyn Krieger, Dave Miller, Chris Szymanski,
Margie Taylor, Juanita Winfrey, Bill Warren

City Staff: David Knabel, Director of Finance, Sonolito Bronson, Recording
Secretary

III. Approval of Agenda

It was motioned by Mr. Szymanski and seconded by Tom Handyside to
approve the agenda with the following amendments:

- Add "Dunes Theater Tax Rebate" to Other Business

Vote: Tom Handyside, aye, Marilyn Krieger, aye, Dave Miller, aye, Chris
Szymanski, aye, Margie Taylor, aye, Juanita Winfrey, aye, Bill Warren, aye.
Motion passed.

IV. Approval of Meeting Minutes from December 9, 2013

It was motioned by Mr. Szymanski and seconded by Marilyn Krieger to
approve the meeting minutes as presented:

Vote: Tom Handyside, aye, Marilyn Krieger, aye, Dave Miller, aye, Chris
Szymanski, aye, Margie Taylor, aye, Juanita Winfrey, aye, Bill Warren, aye.
Motion passed.

V. **Discussion of clawback terms for Mid America Medical & Physical Therapy.**

It was motioned by Mr. Handyside and seconded by Mr. Miller to have the following terms included in the clawback agreement that will be prepared by the city attorney:

- Term – ten (10) Years
- Terms of the agreement are transferable
- Clawback will begin after the property has been vacant for ninety (90) days.
- Owner must maintain property per city code
- If current business ceases to operate, new business must meet current zoning requirements
- Bi-Annual property inspection to be done by the Building Department.

Note: Tom Handyside, aye, Marilyn Krieger, aye, Dave Miller, aye, Chris Szymanski, aye, Margie Taylor, aye, Juanita Winfrey, aye, Bill Warren, aye. Motion passed.

VI. **Other Business**

1. Dunes Theater Tax Rebate Grant

Director Knabel shared that the City is doing its due diligence in regards to renovating the Dunes Movie Theater to see if this is a feasible project and to compare the costs of renovation/rehab versus building a new theater. The owner of the property has received serious inquiries regarding the location and is eager to sell. To ensure that the city has adequate timing to perform its due diligence, the option of offering a tax rebate to the owners was discussed.

It was motioned by Mr. Miller to recommend a TIF grant not to exceed ½ of the property taxes.

Mr. Szymanski shared his concern about ensuring staff has ample time to conduct their due diligence.

At this time, Ms. Taylor left the meeting and stated that she supports the motion

At this time, Mr. Miller withdrew his motion.

It was motioned by Mr. Szymanski and seconded by Mr. Handyside to:

- approve a tax rebate grant up to \$10,000 to cover taxes from January 1 – June 30th,
- looking for a reply from the City’s proposal the Rhyon Group by June 30th,
- Option to renew for an additional six (6) months up to \$10,000.

Note: Tom Handyside, aye, Marilyn Krieger, aye, Dave Miller, aye, Chris Szymanski, aye, Margie Taylor, aye, Juanita Winfrey, aye, Bill Warren, aye

VII. Public Participation

There was none.

VIII. Adjourn

It was motioned by Mr. Miller and seconded by Mr. Szymanski to adjourn the meeting at 6:52pm.

Vote: Tom Handyside, aye, Marilyn Krieger, aye, Dave Miller, aye, Chris Szymanski, aye, Margie Taylor, aye, Juanita Winfrey, aye, Bill Warren, aye.
Meeting adjourned.